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MAY 14 2014

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY **may** DEPUTY CLERK

☒ Attorney for Movant(s)

☐ Movant(s) appearing without an attorney

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:

Willie Anderson,

CASE NO.: 2:13-bk-39011-SK

CHAPTER: 7

**ORDER GRANTING MOTION FOR RELIEF
FROM THE AUTOMATIC STAY UNDER
11 U.S.C. § 362 (REAL PROPERTY)**

DATE: 5/14/2014

TIME: 08:30AM

COURTROOM: 1575

PLACE: 255 E. Temple Street, Los Angeles, CA

Debtor(s).

Movant: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE7, Asset-Backed Certificates Series 2007-HE7, its assignees and/or successors, by and through its servicing agent Select Portfolio Servicing, Inc.

1. The Motion was: ☐ Opposed ☒ Unopposed ☐ Settled by stipulation

2. The Motion affects the following real property (Property):

Street address: 2201 Logan Street

City, state, zip code: Pomona, CA 91767

Legal description or document recording number (including county of recording):

20071855209, Los Angeles County, California

☐ See attached page.


3. The Motion is granted under: ☒ 11 U.S.C. § 362(d)(1) ☐ 11 U.S.C. § 362(d)(2) ☐ 11 U.S.C. § 362(d)(3)

☒ 11 U.S.C. § 362(d)(4)

4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:

- a. ☒ Terminated as to Debtor and Debtor's bankruptcy estate.
b. ☐ Annulled retroactively to the date of the bankruptcy petition filing.
c. ☐ Modified or conditioned as set forth in Exhibit _____ to this Order.
5. ☒ Movant may enforce its remedies to foreclose upon and obtain possession of the Property in accordance with applicable nonbankruptcy law, but may not pursue any deficiency claim against the Debtor or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. § 501.
6. Movant must not conduct a foreclosure sale before the following date (*specify*): _____
7. ☐ The stay shall remain in effect subject to the terms and conditions set forth in the Adequate Protection Attachment to this Order.
8. ☐ In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this Order. The secured portion of Movant's claim is deemed withdrawn upon entry of this Order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this Order.
9. ☒ The filing of the petition was part of a scheme to delay, hinder, and defraud creditors that involved either:
- ☒ transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval.
- ☐ multiple bankruptcy filings affecting the Property.
- If recorded in compliance with applicable state law governing notices of interests or liens in the Property, this Order is binding and effective under 11 U.S.C. § 362(d)(4)(A) and (B) in any other bankruptcy case purporting to affect the Property filed not later than 2 years after the date of entry of this Order, except that a debtor in a subsequent bankruptcy case may move for relief from this Order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local governmental unit that accepts notices of interests or liens in real property shall accept any certified copy of this Order for indexing and recording.
10. This court further orders as follows:
- a. ☒ The 14-day stay as provided in FRBP 4001(a)(3) is waived.
b. ☐ The provisions set forth in the Extraordinary Relief Attachment shall also apply (*attach Optional Form F 4001-10-ER*).
c. ☐ See attached continuation page for additional provisions.

Date: May 14, 2014


Sandra R. Klein
United States Bankruptcy Judge